



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Temporary Chief Facilities Officer
Jaime G. Torrens

Planning Officer
Ana Rijo-Conde, AICP

October 8, 2007

Received by
Zoning Agenda Coordinator
OCT 17 2007

Miami-Dade County School Board

Agustin J. Barrera, Chair
Dr. Martin Karp, Vice Chair
Renier Diaz de la Portilla
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Robert B. Ingram
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo,
Acting Assistant Zoning Director
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

RECEIVED
OCT 12 2007
ZONING SERVICES DIVISION
DEPT. OF PLANNING & ZONING
BY _____

Re: No. 07-162, Mauro E. Varena
18475 SW 216 Street

Received by
Zoning Agenda Coordinator
OCT 17 2007

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities, Redland Elementary School and South Dade Senior High School, meet the referenced review threshold (please see analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on July 11, 2007, to discuss the impact of the proposed development on public schools. **The District is grateful that the applicant took the time to discuss with the School District possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application.**

As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa Fojo
October 8, 2007
Page Two

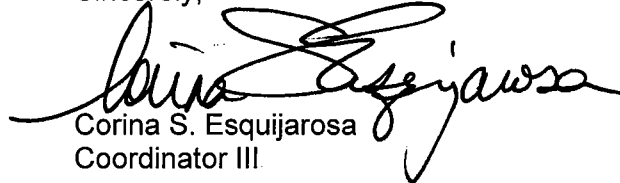
Pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) +
2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the additional 4 units are estimated to generate approximately \$9,600 (\$2,400 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Corina S. Esquijarosa
Coordinator III

CSE:rr
L-193
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: Mauro E. Varena, No. 07-162

REQUEST: Zone change from AU and EU-1 to EU-1

ACRES: 5.13 acres

LOCATION: 18475 SW 216 Street

MSA/MULTIPLIER: 7.2/.67

NUMBER OF UNITS: 4 additional units (1 unit currently permitted under existing zoning classification, for a total of 5 units)

ESTIMATED STUDENT POPULATION: 3 additional students*

ELEMENTARY: 1

MIDDLE: 1

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary – 24501 SW 162 Avenue

MIDDLE: Redland Middle – 16001 SW 248 Street

SENIOR HIGH: South Dade Senior -28401 SW 167 Avenue

All schools are located in Regional Center VI.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMMULATIVE STUDENTS
Redland Elementary	1,103	903	122%	0	122%	1,166
	1,104 *		122%		122%	
Redland Middle	1,449	1,230	118%	79	111%	1,499
	1,450 *		118%		111%	
South Dade Senior	2,694	1,721	157%	404	127%	2,890
	2,695 *		157%		127%	

* Student population increase as a result of the proposed development

** Estimated number of students (cumulative) based on zoning/land use log (2001-present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the impacted elementary and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2006-2010, dated July 2006):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "CC1" K-8 Center (Pine Villa and Naranja Elementary/ Mays, Centennial and Redland Middle Schools Relief) (1,624 student stations)	Construction	School Opening 2008
State School "CCC1" South Dade Senior Replacement (3,641 student stations)	Construction	School Opening 2008

Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan) 3,641

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$19,647.

CAPITAL COSTS: Based on the State's June 2007 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1	x	18,513	=	\$18,513
MIDDLE	DOES NOT MEET THRESHOLD				
SENIOR HIGH	1	x	25,968	=	\$25,968
Total Potential Capital Cost					\$44,481

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.